BOOK 9061 PAGE 717

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jean Elaine Kirkland		Map 103-16C
4225 Harding Pike, #207	Same	Parcel 207
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Rovensky Grace and wife, Sherri L. Grace, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jean Elaine Kirkland, hereinafter the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit no. 207, on the Plan of Wellington Condominiums, according to the Master Deed of record in Book 5721, page 241, amended in Book 5740, page 897, in the Register's Office for Davidson County, Tennessee, and Plan of record in Book 5200, page 316, in the Register's Office of Davidson County, Tennessee, to which legal plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John R. Grace and wife, Sherri L. Grace, by deed from Mary Walton Caldwell, a single person, of record in Book 8592, page 457, Register's Office for Davidson County, Tennessee.

This is improved property known as 4225 Harding Pike, #207, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever.

GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. Taxes for 1993, which have been pro-rated and assumed by the GRANTEE.

2. The property conveyed hereby is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit

owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wellington Arms Condominium, of record in Book 5721, page 241, instrument of correction of record in Book 5740, page 897, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5721, page 288, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 5200, page 316, said Register's Office.

3. Agreement for Dedication of Easement for sanitary sewers of record in Book 7692, page 861, said Register's Office.

4. Rights of others in and to the common elements.

5. Facts which would be disclosed by a comprehensive survey of the premises herein described.

And GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 24th day of June, 1993.

John Rovensky Grace

Sherri L. Grace

36868
IDENTIF. & REFERENCE

JUL -1 PM 4:26
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John Rovensky Grace and wife, Sherri L. Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 24 day of June, 1993.

Notary Public

My Commission Expires:
July 27, 1994

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

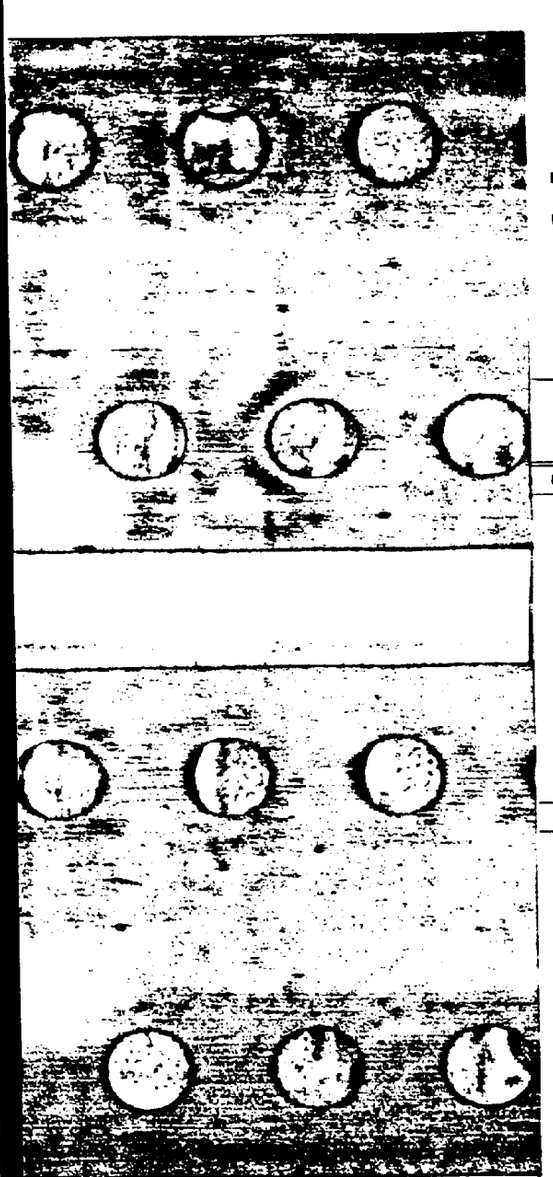
Jean Elaine Kirkland
Affiant

Sworn to and subscribed before me
this 30th day of June, 1993.

Mary E Cocke
Notary Public
My Commission Expires: May 15, 1995

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9001 PAGE 720

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
			07/01/93 01	16:26 0001 9379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93 JUL -1 PM 4:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

36868
IDENTIF. & REFERENCE

No. 669854